
**Green St./Smith College Ad Hoc Working Group
Final Report
March 30, 2005**

This document summarizes and concludes the work of the Green St./Smith College Ad Hoc Working Group. It includes the final recommendations and conclusions of the Working Group. The Working Group identified the primary areas of concern regarding the Smith College expansion, identified general design principles and solutions to address those concerns, and established a framework for future communication. Although areas of common interest and agreement were identified, the Working Group was not able to reach agreement on some of the basic assumptions of the Smith College conceptual plans. These areas of disagreement need further evaluation and resolution. The Working Group has identified next steps for moving forward, including a public process to develop a West Street Corridor and Neighborhood Plan and to further explore options for resolution of the design principles where differing needs and interests remain.

Background and Role of the Working Group

The Green St./Smith College Ad Hoc Working Group was formed by Mayor Mary Clare Higgins in response to plans by Smith College to expand its campus for a new science and engineering complex across Green Street and in response to concerns raised by residents and businesses in the Green Street neighborhood. The Working Group served in an advisory capacity to Mayor Higgins and Smith College. Its role was to share information related to Smith's expansion plans; identify the needs and interests of all parties; identify options and solutions; and increase communication, cooperation, and understanding. The group included representation from the Smith College administration and student body, neighborhood residents and businesses, the Coalition for Affordable Northampton Neighborhoods, Smith-Northampton Affordable Housing Partnership (SNAP), and City government (a complete list of members is attached as Appendix A).

The Working Group Process

Over the course of eight meetings between April-July, 2004 the Working Group discussed the conceptual design of the proposed campus expansion (Appendix B); common visions for the neighborhood; and the needs/interests of the college, the neighborhood, and the city (Appendix C). The Working Group devised a set of design principles and impact solutions, with the recommendation that they be incorporated into the expansion plans and used to guide future discussions regarding the campus expansion. The recommendations were submitted to Mayor Higgins and Smith College President Carol Christ. Smith College reviewed the recommendations with their internal campus planning committee and trustees and submitted a response to the Working Group in November 2004 (Appendix D). CANN submitted a counter response (Appendix E). The Working Group reconvened for three more meetings in December 2004-March 2005 to discuss Smith's response, identify the areas of agreement and disagreement, reach final conclusions, and identify next steps.

Summary of Achievements and Next Steps

The Working Group has achieved the following:

- Opened a dialogue between the primary parties.
- Identified the needs and interests of the primary parties.
- Identified design principles and impact solutions to guide the expansion, which can be a framework for future discussions as the project moves into the implementation phase.
- Identified the areas where members of the Working Group generally agree in principle and areas where we differ.
- Identified avenues for moving forward and to explore alternative solutions in the areas of disagreement.
- Identified a framework for further communication and collaboration.

Areas that need more evaluation, research, and discussion:

The Working Group used conceptual and preliminary design plans for the Smith expansion as the basis of our discussions. These plans evolved over the time the Working Group has worked together but are still preliminary. The information we had available to us included:

- A conceptual plan and understanding of the boundaries of the short-term and long-term expansion.
- Preliminary design plans for the Engineering and Molecular Sciences Building.
- A general understanding of Smith's plan for replacement housing for units displaced by the Engineering Building during the first phase of development.

In the absence of more detailed information, the Working Group focused on general principles of design and broad guidelines for impact mitigation, reserving comparison and interpretation of the principles for the next phase of discussions. The Working Group was not able to reach agreement on some of the basic assumptions of the Smith conceptual plans. Smith, the City, and CANN all have differing views on what can and cannot be achieved in the expansion. It is clear that more information is needed in the areas of agreement and in the areas of difference as the project proceeds. It also became clear as discussions progressed that these general design principles and impact solutions may be understood and interpreted differently. More discussion, understanding, and negotiation will be needed as the details of the project and the final expansion plans evolve. Further, there is agreement that a broader public discussion needs to take place about the expansion in the permitting phase for the Engineering and Molecular Sciences Building and in the long range planning of the Green Street/West Street Corridor, including the later phases of the Smith expansion.

Next Steps: (Not necessarily in consecutive order. Some steps may occur simultaneously.)

- Complete the final design plans for the Engineering and Molecular Sciences Building.
- Submit required zoning permit applications and zoning change requests along with detailed review of proposed expansion plans in relation to City regulations and the design principles/solutions. These discussions will take place in public hearings associated with these requests.

- Prepare a development agreement between the City and Smith College to supplement any permits or zoning changes and to identify and clarify expectations for the short-term and long-term project implementation.
- Prepare a West St. Corridor/Neighborhood Plan. It is agreed the boundaries of the West Street corridor extend from Elm Street to the Mill River. The boundaries of the neighborhood include both sides of West Street, both sides of Green Street, both sides of Belmont Avenue, and the entire area in between these boundaries. The Corridor/Neighborhood Plan will be initiated by the City and prepared by an independent consultant. The consultant team will need experience in the technical aspects of land planning and design as well as public facilitation. Development of the Corridor/Neighborhood Plan will be a participatory process with broad public input. The Plan will be funded by grants and/or contributions from Smith College. The purpose of the Plan is to create a common vision and long-range development plan for the West St. Corridor/Neighborhood; to evaluate in detail the opportunities to achieve a mixed-use neighborhood including residential, commercial, and college uses; to evaluate in more detail the opportunities for integrating later phases of the Smith College expansion into the neighborhood; and to further explore options for resolution of the design principles where differing needs and interests remain.
- Finalize the details of housing and business replacement/relocation for the Engineering and Molecular Sciences Building and for future phases of expansion.

Priority Design Principles (Conclusions are based on areas of agreement and disagreement between the Working Group recommendations and the Smith College responses included in Appendix D.)

1. Charge Smith architects with incorporating smart growth principles and neighborhood integration into the campus expansion design plans.

Conclusion: *Agreed in principle that smart growth principles and neighborhood integration should be incorporated. However, there are differing opinions about which ones are most important and how to implement them.*

2. The campus expansion and neighborhood redevelopment should minimize impact to neighborhood uses and preserve the neighborhood as much as possible (i.e. mixed use neighborhood including residential, mixed use buildings i.e. commercial/residential, pedestrian orientation/walkability, economic diversity).

Conclusion: *Over the long term, Smith's plan proposes significant dislocation in the area between Green Street and West Street. Agreed in principle to preserving a mixed-use neighborhood (the neighborhood boundaries are described above). Agreement has not been reached on preserving residential units located between Green and West Streets or what constitutes preservation of the neighborhood. CANN proposes that no displacement from the neighborhood should take place. The City proposes dislocated units should be replaced either within the neighborhood or within walking distance to downtown.*

3. Incorporate mixed uses along West Street including commercial/residential mixed-use buildings, college buildings, and residential buildings.

- a. **Preserve a mixed-use commercial/residential cluster on corner of West/Green St. and extend first floor commercial along West St. to Arnold Ave. Preservation of existing commercial buildings into the commercial cluster is preferred where possible.**
- b. **Incorporate upper floor residential in this cluster to create mixed-use buildings, replacement housing, a bridge between the college and the neighborhood, and to preserve neighborhood character.**
- c. **Encourage a mix of uses that creates a vibrant evening neighborhood environment, creates an interface with the campus, and encourages neighborhood-oriented businesses; i.e., Laundromat, restaurants, convenience store.**

Conclusion: *Agreed as a general principle that West Street should be a vibrant, mixed-use neighborhood with commercial, residential and college uses. a) No agreement to preserve a mixed-use cluster on the corner between West St., Green St., and Arnold Ave. b) Agreed on the concept of upper floor residential in mixed-use commercial buildings but not agreed on the location. c) Agreed to encourage a mix of uses that creates a vibrant evening neighborhood environment, creates an interface with the campus, and encourages neighborhood-oriented businesses. It is further agreed that the City will develop a Corridor/Neighborhood Plan for the West Street corridor to determine how best to achieve a mixed-use neighborhood. Agreed this will be a public community planning process and that Smith College will actively participate in the process.)*

4. Building A needs to relate/integrate with the neighborhood as a stand-alone structure and in relation to future buildings B & C. Planning documents should be presented to show that the entire Sciences complex and the West Street corridor can be designed along with the Engineering and Molecular Sciences building to ensure that all of the design principles are addressed and that principles relating to Buildings B & C and the West Street corridor are achievable as a second phase of development.

Conclusion: *Agreed in principle, but no agreement on whether Smith's preliminary plans to date achieve this principle. Agreed that the West St. Corridor/Neighborhood planning process should include a conceptual design plan to visually show how this design principle can be achieved. There was a strong preference among some Working Group members that this planning process should be complete before zoning or building permits for Building A are approved.*

Other Design Principles

5. Shared Smith/neighborhood parking to meet the parking needs of the neighborhood.

Conclusion: *There is agreement that adequate parking in the neighborhood is important to the residents, the success of businesses in the neighborhood, and to Smith College. Agreed there is*

insufficient parking for residential, commercial, and college uses in the neighborhood. Agreed Smith College is responsible for addressing the parking needs of Smith faculty and students and its impact on the neighborhood, and creation of new Smith College parking spaces should be located where students will use them in order to effectively reduce demand for on-street parking. Smith College is open to discussions on how College parking can be supplemented, rearranged and reallocated. Agreed that parking options will be evaluated and addressed in the Planning Board permit and in the corridor plan.

6. Enhance pedestrian safety from the parking garage by traffic calming on West St.

Conclusion: *Agreed.*

7. Integrate buildings and landscape design with the campus, streetscape and neighborhood.

- a. New buildings placed along West St. should be densely developed and placed to frame the street, enhance the streetscape, and create an urban, pedestrian friendly corridor connecting downtown, the Smith/Green/West St. neighborhood, and the Village at Hospital Hill.**
- b. Pay particular attention to the campus/neighborhood interface; i.e., porous facades facing public streets as well as inner campus; balance of interior and exterior focus/views; sensitively site and design backside of buildings, dumpsters, loading docks, mechanicals, and parking lots to support the urban corridor and the design principles.**
- c. Minimize new curb cuts onto public ways; i.e., limit new service access driveways onto West St.**
- d. Extend pedestrian-focused core campus to the Sciences complex and create pedestrian pathways linking green spaces, buildings, streets, campus, and neighborhood; i.e., retain Arnold Ave. as a logical and well-used pathway.**

Conclusion: *Agreed this design principle is achievable, but it is not agreed that Smith's preliminary plans to date successfully integrate this principle. It is agreed that key elements of neighborhood integration should be further identified and included in a West St. Corridor/Neighborhood plan to inform the later phases of campus expansion.*

8. Architectural design and scale of buildings compatible with surrounding buildings

- a. Size/scale of buildings similar to other campus buildings.**
- b. Use of architectural detail to minimize mass, complementary architectural design with surrounding buildings.**
- c. Height of Sciences buildings should at least match and could exceed the existing heights of the tallest structures on campus.**

Conclusion: *Agreed in principle. However, the Engineering and Molecular Sciences Building is designed to be in scale with campus buildings and is dramatically different in scale to neighborhood buildings.*

Solutions for Housing/Business/City Impacts

- 1. Minimize impact to existing businesses by retaining businesses in the neighborhood to prevent loss of investment/livelihood and to minimize capital costs of relocation; i.e. preserve existing commercial cluster at Green/West St., relocate displaced businesses into this commercial area, provide relocation prior to displacement. For businesses that cannot be relocated in the neighborhood, assist with relocation within Northampton prior to displacement.**

Conclusion: *Agreed in principle that impact on businesses should be minimized and that business should be retained in the neighborhood. Smith's proposed expansion plans will result in significant dislocation of Green and West St. businesses. Agreement has not been reached on the on the location, dislocation, or relocation of business uses in the neighborhood over the long-term. Agreed that assistance with relocation will be provided to displaced businesses. Assistance will be negotiated case by case with each business, and the City may participate and assist in this process if requested by businesses or Smith College. Agreed that the West St. Corridor/Neighborhood Plan should include a viability analysis for business in the neighborhood generally and the viability of specific locations for business within the neighborhood.*

- 2. Minimize impact to residential uses and preserve the neighborhood - examine options for replacement housing in the neighborhood; i.e., mixed-use commercial/residential buildings, increased density in residential areas, conversion of Smith buildings and vacant lots to housing use (30 Belmont Ave.).**

Conclusion: *Agreed in principle. However, because Smith is planning to expand its campus into the neighborhood with dislocation of residential and commercial uses, there are differing points of view on how best to minimize impact on existing uses and what constitutes preservation of the neighborhood. CANN has proposed an alternative plan that would place the Engineering and Molecular Sciences Building along Green Street. The College believes such placement would make the building a structural barrier, separating the new expansion area from the existing campus. It is agreed that the West St. Corridor/Neighborhood Plan will further address options for preserving an integrated neighborhood and study all of the options identified above for achieving mixed-use buildings and housing replacement in the neighborhood.*

- 3. Smith has already committed to provide replacement units walkable to downtown prior to displacement. The City and the Working Group stand ready to continue to work with Smith on the details of the replacement units and to ensure their quality and affordability.**

Conclusion: *No agreement necessary - Statement of willingness for future collaboration if appropriate. (The Smith College Trustees Resolutions are attached in Appendix F.)*

- 4. Assist businesses and residents with relocation costs.**

Conclusion: *Agreed.*

5. A commitment to use of local/regional contractors for construction when feasible to support the local economy and local employment. Smith stated that use of local materials is part of LEED (Leadership in Energy & Environmental Design) certification review.

Conclusion: *Agreed in principle, with the acknowledgement that supporting local business will be one of many factors in Smith's decision to award a contract.*

6. Create a long-term process with the neighborhood and City for communication and collaboration with Green St. neighborhood as well as other neighborhoods that may receive housing replacement units.

Conclusion: *Agreed in principle. Also agreed that the following specific measures will be taken to keep open the lines of communication: 1) The West Street Corridor/Neighborhood planning process will be open to the public and will be an inclusive process; 2) Regular/periodic open meetings will take place between Smith College and the neighborhood to share information; 3) Smith College will designate a tenant liaison and a business liaison; 4) The City will designate a neighborhood housing liaison and a neighborhood business liaison; 5) All parties will monitor communication and make recommendations for improvement if necessary; 6) City and Smith College liaisons will also communicate with CANN, Smith Students, and the ward City Councilor. The goal is to ensure that all interested parties have access to information in a timely manner.*

7. Negotiate with the Mayor to achieve no net loss in taxable property.

Conclusion: *Agreed that Smith will discuss matters of changes in taxable property with the Mayor.*

Solutions for Phasing/Construction Impacts

1. Locate staging areas to minimize impacts to neighborhood.
2. Advance an adequate construction management plan with on-going dialogue with neighborhood – Smith stated they have already hired William A. Berry & Sons of eastern MA who will develop a construction management plan with the neighborhood.
3. Construction management plan should address – hours of operation, noise, truck access, traffic flow, etc.
4. Minimize impacts of traffic flow, delivery access etc. for Bldg. A/Phase I operations.

Conclusion: *Agreed. At least several months in advance of the start of construction, William A. Berry & Sons, in conjunction with the college, will meet with the neighborhood to gather input and concerns. This information will inform the development of a logistics plan that will address such issues as hours of operation, noise, dust abatement, truck access and traffic flow, as well as the location of staging and delivery points. As the project proceeds, a phone number will be provided for those living in the area, including students, to call with questions or concerns and*

*will provide information about the project, including a live Web cam, on a designated Web site.
The City also will give input on the construction management plan.*

***“Nothing we do is complete:
No statement says all that should be said;
No set of goals and objectives includes everything;
We lay foundations that will need further development;
It may be incomplete, but it is a beginning; a step along the way.”***

***Excerpts from the writings of
Archbishop Oscar Romero***

APPENDIX A

Green Street/Smith College Working Group Participants

Smith College

Ruth Constantine (Susan Bourque & Charles Staelin substituted for Ruth a few meetings)

Judi Marksbury (replaced by Laurie Fenlason)

Bill Brandt

Smith College Student (appointed by the Smith Student Government Association)

Stacy Braverman

Green Street Area Residents (Coalition for Affordable Northampton Neighborhoods)

Rachel Rybaczuk

Joseph Krupczynski

Jon Black

Green Street Business

Perry Kittredge, Kittredge Jewelry

Ken Shapiro, East Heaven

Smith/Northampton Affordable Housing Partnership (SNAP) and Northampton Housing Partnership (NHP)

Fran Volkmann – SNAP and NHP

Linda Valenti – NHP

City Council

Paul Spector, Ward 2B Councilor

Planning Board

Ken Jodrie, Planning Board Chairman

Planning Department

Wayne Feiden, Planning Director

Peg Keller, Housing Planner

Mayor's Office

Teri Anderson, Economic Development Coordinator

Working Group Facilitator

APPENDIX B

Overview of Smith Expansion Plans

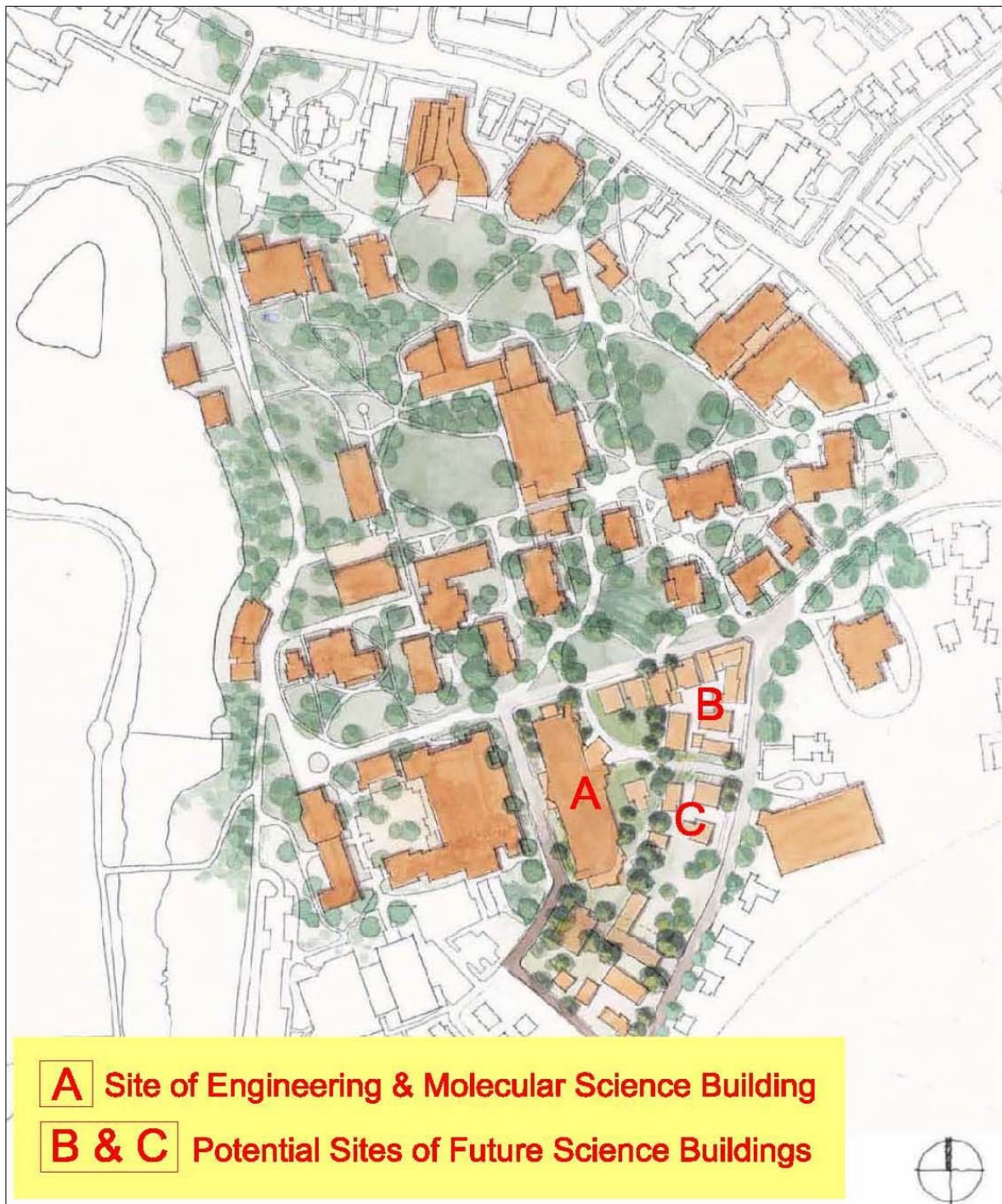
Smith's preeminent position in science education is broadly acknowledged. One in four Smith women majors in the sciences, a rate that is three times the national average. For seven consecutive decades, Smith has ranked in the top 2 percent of 914 four-year colleges in the number of graduates who have gone on to receive doctorates in science. The college's new Picker Engineering Program has grown from an entering class of 20 in 2000 to 135 majors and intended majors.

Smith's existing science facilities date from the 1960s. Recent studies have shown that, when compared to peer institutions, the sciences at Smith have a deficit of 46,000 square feet of space, excluding engineering, to meet existing program needs. The college's science expansion plans are intended to address this shortage of space as well as the need for effective, appropriate and safe facilities.

Smith's new science center is envisioned as a cluster of three buildings [A, B and C], with a combined total of 400,000 square feet, to be located in the Green Street/West Street area.

Building A, a \$65 million, approximately 136,000-square-foot facility that will accommodate engineering, computer science, molecular biology, chemistry and biochemistry, will be located at Green Street and Belmont Avenue. Groundbreaking for this facility is tentatively scheduled for 2007.

Timeline, configuration and funding for buildings B and C have not yet been identified.



APPENDIX C
Green Street/Smith College Ad Hoc Working Group
Summary of Visions/Interests (June 1, 2004)

Proposed Smith College Expansion Plan: A Science & Engineering complex on land bounded by Green Street, Upper Belmont Avenue, and West Street consisting of three buildings totaling 400,000sf with surrounding green space and pedestrian links to the existing campus. Phase I Engineering & Molecular Sciences building is 136,000sf with a 36,000sf footprint with target ground breaking in 2007 and completion in 2009.

Common Visions

- State of the art science/engineering complex
- No net loss in housing units, especially affordable units
- Maintain housing units within walking distance to downtown
- Look at expansion plans comprehensively and in relation to City planning goals
- Vibrant and diverse neighborhood with campus interface

Categories of Interests (For purposes of identifying and prioritizing interests to be discussed by Ad Hoc Group)

Building Design/Placement	Housing/Business/City Impacts	Phasing/Construction Impacts
Building design/location options – efficient use of land and buildings, creative solutions to meet Smith/Neighborhood/City goals	Commitment to housing replacement/no loss in overall & affordable units prior to demolition	Traffic flow
Footprint/layout options - conceptual	Housing replacement walking distance to downtown – mixed housing types	Truck access
Sustainable building design – Encouraged but details not to be discussed by group.	Zero displacement of residents	Landscaping
Pedestrian orientation/safety	Value of area as a neighborhood/minimize impacts	Campus/neighborhood interface
Campus/neighborhood interface	No loss in taxable property – To be negotiated by Mayor/Smith – not Committee	Management/minimize impacts, sharing of timelines, communication with neighbors & students
West St. corridor interface/composition – downtown/NSH connection & mixed use.	Tenant relocation assistance	Pedestrian/storefront activity during construction
Architectural neighborhood compatibility – conceptual only	Dynamic business/Smith partnerships	
Preserve existing campus open spaces	Mixed use neighborhood	
Zoning change options – conceptual only	Use of local contractors	
Green St. discontinuance – conceptual only	Maintain positive relationships	
Input meetings w/architects – public/students		

APPENDIX D

Smith College Response to Working Group Recommendations

At the request of the Ad Hoc Working Group, Smith College adapted its Nov. 8, 2004, response to the group's design principles into the following format. The Nov. 8 response is available at <http://www.smith.edu/newbuilding/community.php>

Jan.7, 2005

Priority Design Principles

1. Charge Smith architects with incorporating smart growth principles and neighborhood integration into the campus expansion design plans.

Smith College Response: Smith fully agrees with the philosophy of smart growth and recognizes the value of neighborhood integration. We understand smart growth principles to include preserving and strengthening existing urban investments and infrastructure; encouraging the use of public transportation; supporting pedestrian use by creating walkable environments; reducing pollution; promoting a more efficient use of resources; reusing existing infrastructure; creating urban green spaces; and preserving open space by designing densely used buildings. These principles are being incorporated into the design of Smith's buildings and, indeed, its campus. The engineering and molecular sciences building is expected to be certified as a Leadership in Energy and Environmental Design or LEED building by the U.S. Green Building Council. It will connect to the college's utilities infrastructure. Over time the new campus area will have walking paths and green space appropriate to the character of the existing campus landscape and to the larger area of which it is a part.

2. The campus expansion and neighborhood redevelopment should minimize impact to neighborhood uses and preserve the neighborhood as much as possible (i.e. mixed use neighborhood including residential, mixed use buildings i.e. commercial/residential, pedestrian orientation/walkability, economic diversity).

Smith College Response: In order to preserve as many buildings as possible and to reduce impact on existing uses, the college is proposing a building that accommodates the necessary square footage via greater height and smaller footprint. In addition, Smith has contacted people who own property southwest of the affected area to see if they would be interested in creating additional housing units.

3. Incorporate mixed uses along West Street including commercial/residential mixed-use buildings, college buildings, and residential buildings. ***

- d. Preserve a mixed-use commercial/residential cluster on corner of West/Green St. and extend first floor commercial along West St. to Arnold Ave. Preservation of existing commercial buildings into the commercial cluster is preferred where possible.**

- e. **Incorporate upper floor residential in this cluster to create mixed-use buildings, replacement housing, a bridge between the college and the neighborhood, and to preserve neighborhood character.**
- f. **Encourage a mix of uses that creates a vibrant evening neighborhood environment, creates an interface with the campus, and encourages neighborhood-oriented businesses; i.e., Laundromat, restaurants, convenience store.**

Smith College Response: We agree with the ad hoc group's desire to encourage a mix of uses that creates a vibrant evening neighborhood environment and an interface with the campus, and that encourages neighborhood-oriented businesses, such as restaurants, convenience stores or Laundromats. While incorporating residential and business uses into an academic building is infeasible, we do agree that it might be done in other buildings.

Achieving the goal of mixed usage will require active collaboration among the city, property owners and residents who serve on appropriate city boards. Since the college owns property in the West Street area that will *not* be affected by the planned science complex, we will actively participate in these discussions about planning and implementing appropriate changes in building use. Since many existing buildings are not mixed-use at this time, attaining this goal will entail individual owners changing the use of a portion of their buildings.

While the ad hoc group has recommended a mixed-use commercial/residential cluster on the corner of West and Green streets, the best site for such development would be the south side of West Street. Such development would create a border of commercial and residential space similar to the borders of many campuses (and similar to Green Street in its older, more commercially active days). Because there are currently no mixed-use buildings along West Street (the existing buildings are either in residential OR commercial use), any movement toward this goal would necessarily alter more structures than would be affected by the college's placement of academic buildings in the area.

Trade-offs involved in deciding whether to retain existing building uses, seek construction of new mixed-use residential and commercial buildings, or reconfigure the use of existing buildings will require further study by city planners, property owners and appropriate city boards.

Even though any Smith plans for development along West Street are years away, we agree that beginning a dialogue process now with city officials and boards, property owners and interested citizens about the shared desires and interests in this area would be very productive. *See also response under item 6.*

- 4. Building A needs to relate/integrate with the neighborhood as a stand-alone structure and in relation to future buildings B & C. Planning documents should be presented to show that the entire science complex and the West Street corridor can be designed along with the engineering and molecular sciences building to ensure that all of the design principles are addressed and that principles relating to Buildings B & C and the West Street corridor are achievable as a second phase of development.**

Smith College Response: We are in full agreement with the ad hoc group that the engineering and molecular sciences building needs to relate to the neighborhood (as defined above and including both neighborhood and Smith uses) as a stand-alone structure while also being designed to relate to future buildings in the science complex when they are constructed. We have charged the architect for the engineering and molecular sciences building, Bohlin Cywinski Jackson, with this goal. Principles in the design that will help accomplish this are creative use of green space, designing the ground level of the building to appropriate pedestrian scale, using the landscape as a bridge between the building and its surrounding structures and, at the end of each construction phase, making sure that buildings are aesthetically and functionally complete and fully finished, independent of future construction.

Other Design Principles

5. Shared Smith/neighborhood parking to meet the parking needs of the neighborhood.

Smith College Response: As part of its expansion, the college intends to build additional parking spaces. Because the college's parking garage is located in close proximity to the new engineering and molecular science building, we intend to locate the additional spaces in areas of campus where parking is in shorter supply.

While Smith needs to retain its parking capacity for its employees, students and visitors during business hours, the college will continue its longstanding practice of allowing all others to park in its lots and garage in the evening and on weekends.

6. Enhance pedestrian safety from the parking garage by traffic calming on West St.

Smith College Response: We agree with the recommendation of preserving a pedestrian walkway from the college's parking garage into the new campus area. While it might not make sense to retain Arnold Avenue, a city-owned street, in the long term, we agree with the concept that pedestrian walkways should link buildings, streets, green space and residential/commercial areas. To enhance the safety of pedestrians crossing West Street from the garage, the college will seek approval to install traffic calming strategies similar to those we have used on Elm Street, which include flashing lights in the roadway, bumped-out curbs and colored crosswalks.

7. Integrate buildings and landscape design with the campus, streetscape and neighborhood.

a. New buildings placed along West St. should be densely developed and placed to frame the street, enhance the streetscape, and create an urban, pedestrian friendly corridor connecting downtown, the Smith/Green/West St. neighborhood, and the Village at Hospital Hill.

b. Pay particular attention to the campus/neighborhood interface; i.e., porous facades facing public streets as well as inner campus; balance of interior and exterior focus/views; sensitively site and design backside of buildings, dumpsters, loading docks, mechanicals, and parking lots to support the urban corridor and the design principles.

- c. Minimize new curb cuts onto public ways; i.e., limit new service access driveways onto West St.**
- d. Extend pedestrian-focused core campus to the science complex and create pedestrian pathways linking green spaces, buildings, streets, campus, and neighborhood; i.e., retain Arnold St. as a logical and well-used pathway.**

Smith College Response: Even though any Smith plans for development along West Street are years away, the college is committed to entering into a public planning process for that corridor. When any Smith buildings are placed along West Street, they will, as the recommendations state, “be densely developed and placed to frame the street, enhance the streetscape and create a pedestrian-friendly corridor.” We are committed to integrating building and landscape design with the campus, the streetscape and the neighborhood. Because West Street is a connector to downtown, we are committed to integrating Smith buildings into a viable and appealing urban corridor. We will limit service access driveways and curb cuts onto West Street, carefully design the back sides of buildings, and sensitively site dumpsters, loading docks, mechanicals and parking lots. The loading dock for the engineering and molecular sciences building will be on Belmont Avenue, not West Street. We will create no additional curb cuts for this building.

- 8. Architectural design and scale of buildings compatible with surrounding buildings**
 - a. Size/scale of buildings similar to other campus buildings.**
 - b. Use of architectural detail to minimize mass, complementary architectural design with surrounding buildings.**
 - c. Height of science buildings should at least match and could exceed the existing heights of the tallest structures on campus.**

Smith College Response: The closest campus building to the engineering and molecular sciences building will be the Mendenhall Center for the Performing Arts, a 123,000-square-foot building with a fly tower that is over seventy feet high. Across Green Street are the Alumnae Gymnasium, Neilson Library, Morris House and Lawrence House. All of these are large brick buildings that will be compatible with the design of the new building.

The new building will be three stories above ground and one story below ground, with a total size of approximately 140,000 square feet and a footprint of about 36,000 square feet. Compatible with the ad hoc group’s recommendation that we consider “going tall,” it is expected to be about fifty-five feet in height to the mid-point of the roof and seventy feet to the peak of the roof.

Smith’s campus development will seek to relate new buildings to existing campus buildings, particularly those nearby. At the same time, the college is committed to designing buildings so that they transition appropriately to adjacent non-college properties. This will be accomplished by such means as avoiding blank walls, being appropriate to human scale at ground level, avoiding the creation of deep shadows, and using landscaping creatively to relate it to neighboring buildings. We are also committed to using architectural detail to minimize the mass of the building.

Solutions for Housing/Business/City Impacts

- 1. Minimize impact to existing businesses by retaining businesses in the neighborhood to prevent loss of investment/livelihood and to minimize capital costs of relocation; i.e. preserve existing commercial cluster at Green/West St., relocate displaced businesses into this commercial area, provide relocation prior to displacement. For businesses that cannot be relocated in the neighborhood, assist with relocation within Northampton prior to displacement.**

Smith College Response: As stated previously, while the ad hoc group has recommended a mixed-use commercial/residential cluster on the corner of West and Green streets, the best site for such development would be the east side of West Street. Such development would create a border of commercial and residential space similar to the borders of many campuses (and similar to Green Street in its older, more commercially active days).

Recognizing that businesses will eventually be displaced, we nonetheless agree that minimizing impact on businesses in the West Street/Green Street area is an important goal. When the first building is constructed, one business, a pizza restaurant in a college-owned building, will be directly affected. The owner of that business, as well as others who have recently opened businesses in the area, was informed of the college's intent to develop the area for academic use before taking over the business. The college is committed to assisting businesses with reasonable relocation expenses during the first stage of construction and later phases.

- 2. Minimize impact to residential uses and preserve the neighborhood - examine options for replacement housing in the neighborhood; i.e., mixed-use commercial/residential buildings, increased density in residential areas, conversion of Smith buildings and vacant lots to housing use (30 Belmont Ave.).**

Smith College Response: We agree with the ad hoc group that, in the spirit of preserving housing in proximity to where it currently exists, it makes sense to examine options for replacement housing near downtown and in the West Street area. As the committee's recommendations point out, this might be achieved by designating mixed-use commercial/residential buildings, increasing density in residential areas, and examining the possibility of converting existing Smith properties to housing use. As a next step in this process, we have contacted West Street-area property owners to explore options for replacement housing. The college stands by its original commitment that there will be no net loss of community housing.

- 3. Smith has already committed to provide replacement units walkable to downtown prior to displacement. The City and the Working Group stand ready to continue to work with Smith on the details of the replacement units and to ensure their quality and affordability.**

Smith College Response: Smith is strongly committed to supporting the availability of mixed-income housing in Northampton and to replacing the housing units that will be taken down for the engineering and molecular sciences building. In the fall of 2003, the college established a \$3 million fund (\$2.2 million for housing development, \$800,000 for land acquisition if necessary) to assist developers interested in building replacement housing.

In December 2004 the college announced that it would offer to developers its property at 36 Bedford Terrace for the development of apartments in proximity to downtown. The 21,000-square-foot building currently contains 19 one- and two-bedroom apartments.

A committee advisory to the college, whose members were selected by the president and the mayor, has been formed to help the college review developers' proposals with regard to affordability.

4. Assist businesses and residents with relocation costs.

Smith College Response: Smith is strongly committed to providing assistance to tenants currently living in its rental properties who will be displaced by the engineering and molecular sciences building.

In January, 2004, the college notified all tenants in the four apartment buildings that will be taken down of our intention to break ground on the engineering and molecular sciences building in 2006. We did so in order to ensure that every tenant received at least 18 months' notice. The anticipated groundbreaking date is now 2007. The college has contacted tenants to let them know that we are willing to help those who are interested relocate to comparable rental properties, some of which could be college-owned, prior to the beginning of construction and to provide assistance with reasonable relocation costs.

As stated above, the college is committed to assisting businesses with reasonable relocation expenses during the first stage of construction and later phases.

5. A commitment to use of local/regional contractors for construction when feasible to support the local economy and local employment. Smith stated that use of local materials is part of LEED (Leadership in Energy & Environmental Design) certification review.

Smith College Response: As part of seeking LEED certification for the engineering and molecular sciences building, the college will be advantaged by using local materials. As with all of its projects, and like many institutions and organizations, Smith encourages qualified local businesses to bid for work but does not limit bidding to local contractors. Smith supports this goal but takes many factors into consideration in awarding final bids. Smith regularly hires local contractors for campus projects and expects this practice will continue in the future.

- 6. Create a long-term process with the neighborhood and City for communication and collaboration with Green St. neighborhood as well as other neighborhoods that may receive housing replacement units.**

Smith College Response: The college's president and other senior administrators meet regularly with the Mayor and city officials to discuss areas of mutual concern. Smith is committed to continuing its practice of meeting with neighborhood groups to discuss issues of interest, including housing. Smith's building plans are subject to various permitting and approval processes, all of which invite public comment.

- 7. Negotiate with the Mayor to achieve no net loss in taxable property.**

Smith College Response: Smith is Northampton's largest taxpayer. In 2003-04, the college paid \$356,000 in taxes on its rental properties. As we move forward with plans to replace housing units, it is our expectation that the new units will replace lost tax revenue. If they do not, the college will discuss this issue with the Mayor.

Solutions for Phasing/Construction Impacts

- 5. Locate staging areas to minimize impacts to neighborhood.**
- 6. Advance an adequate construction management plan with on-going dialogue with neighborhood – Smith stated they have already hired William A. Berry & Sons of eastern MA who will develop a construction management plan with the neighborhood.**
- 7. Construction management plan should address – hours of operation, noise, truck access, traffic flow, etc.**
- 8. Minimize impacts of traffic flow, delivery access etc. for Bldg. A/Phase I operations.**

Smith College Response: The college is committed to developing a construction management plan that minimizes disruption in the area. We have hired the construction management firm of William A. Berry & Son, Inc., of Danvers, Mass. At least several months in advance of the start of construction, the firm, in conjunction with the college, will meet with the neighborhood to gather input and concerns. This information will inform the development a logistics plan that will address such issues as hours of operation, noise, dust abatement, truck access and traffic flow, as well as the location of staging and delivery points. As the project proceeds, we will provide a phone number for those living in the area, including students, to call with questions or concerns and will provide information about the project, including a live Web cam, on a designated Web site.

APPENDIX E

CANN RESPONSE TO DESIGN PRINCIPLES AND IMPACT SOLUTIONS

March 16, 2005

OVERVIEW

The Green Street/Smith College Ad Hoc Working Group (WG) was formed in response to residents' concerns and opposition to Smith's intentions to expand its campus into the Green Street Neighborhood. The members of CANN agreed to participate in the WG in the hopes that the Smith Administration would engage in a truly transparent and participatory planning process and carefully consider the needs of our community. The resulting design principles, while not ideal from our point of view, reflect a negotiated and thoughtful process intended to meet the needs of Smith College as well as the residents of the Green Street Neighborhood.

Smith's long-term plans to demolish a large portion of the Neighborhood and construct three buildings totaling 400,000 square feet served as the reference point with which the WG began its drafting of the design principles. Upon the group's completion of the principles, Smith officials changed no part of their original plan, but rather continued planning in a way that reflects their original intentions – unaffected by the months of dialogue. The formal response from Smith officials is a disappointment to us and in our opinion reflects their efforts to undermine the potential for fruitful collaboration by distorting and appropriating the design principles in order to meet Smith's interests and desires exclusively. Their inability to imagine a project that can appropriately respond to community *needs* and still address Smith's wishes is clearly demonstrated in their carefully constructed attempt to represent their original plans as an "embrace" of the principles.

We had hoped that the deliberations of the WG would be met with a more thoughtful response from the college. Their response reformats the Design Principles in such a way that seems to privilege Smith's desires over the wishes of the residents of greater Northampton, which include the preservation and cultivation of affordable neighborhoods. This position reflects Smith's intractability on a primary issue, which is the destruction of an existing, mixed use neighborhood which serves as a model for affordable housing in downtown Northampton.

Smith officials have also gone back on their pledge to create new replacement housing before any evictions (Smith Engineering Building Forum 9/21/04) and have instead proposed re-location housing on Bedford Terrace. CANN believes that this plan will cost the city about \$30 thousand in lost property tax revenues annually not counting inflation.

WORKING GROUP PROCESS

CANN believes that the limitations implicit in the ad hoc nature of the WG significantly undermined its effectiveness as an advisory committee. The selection of qualifying language during the final stages in the drafting of the design principles, such as "as much as possible" and "where possible", creates the unfortunate opportunity for WG input to be dismissed by college officials when implementing their plans.

CANN believes that in order for the WG to have been a more effective advisory agent, it is imperative for Smith to have been more receptive, flexible, and responsive. Based on Smith's intractability, it appears that the college has yet to genuinely recognize the value of community feedback and input. If Smith were truly interested in the community's input regarding the impacts of its expansion, public dialogue and participatory planning would have been initiated earlier, at a time conducive to serious consideration and responsiveness to the WG's input. Had the WG process been initiated sooner in the college's planning process it could have had a greater effect, especially in regards to the ideas embodied in the four priority design principles and the design of the science and engineering building.

We feel that in order for the public and city officials to affectively assess Smith College development in our community the following issues need to be considered:

1. CANN's alternative location of the building along Green Street should be considered as an equal alternative plan to Smith's current proposal.
2. That the merits and deficits of any plan be measured against the four primary design guidelines established by the WG.
3. Smith College makes genuine efforts to create concrete revisions to their short and long term plans. Those revised plans should be presented with clear drawings as well as text. Those revisions should embody the primary design principles that have emerged from our meetings -principles that prioritize a neighborhood redevelopment that should "minimize impact to neighborhood uses and preserve the neighborhood as much as possible."

Below are our detailed responses to the design principles. These comments respond to both the characteristics of the principles and to Smith College's responses and plans regarding those principles.

Priority Design Principles

1. Charge Smith architects with incorporating smart growth principles and neighborhood integration into the campus expansion design plans.

***CANN Comments:** Since the neighborhood as it exists is a model of Smart Growth – mixed uses, mixed income housing, naturally occurring affordable housing, proximity to public transit, and pedestrian friendly- it is very difficult to see how Smith's campus expansion incorporates Smart Growth principles and neighborhood integration with a plan that proposes significant demolition of the neighborhood.*

Unfortunately, the Smith administration has not considered the full value of the existing neighborhood in the planning of this project. The neighborhood is more than a tally of housing units. Due to the magnitude of impact this project will have on the downtown community, a critical public dialogue and a creative and participatory planning process should be initiated. If the planning of the engineering and molecular sciences building at Smith were to truly use Smart Growth and sustainable principles, an exhaustive analysis of alternative locations and plans would be required. For instance, re-orienting the proposed engineering building along Green Street would allow for the preservation of housing along Belmont and Arnold Avenues.

Instead, the plans for the Engineering and Molecular Science Building run counter to the principles of Smart Growth and "eco-effective" sustainability since the impact of this building on the neighboring community has not been considered within the broadest scope.

A pioneer in sustainable architecture, William McDonough, makes a clear distinction between sustainable approaches that are "eco-efficient" – a conventional approach to sustainable design that focuses primarily on outlining strategies for architectural and building systems that achieve efficient use of materials and energy-- and "eco-effective" strategies that contribute to economic, social, and environmental prosperity.

*While "eco-efficient" sustainable design strategies represent a marked improvement over construction and land development patterns of the past decades, they do not balance ecological intelligence, economic conditions and **social equity**. This triad is central to an "eco-effective" design strategy and is necessary to arrive at a building that considers the broad-scale consequences of a design on its environment. This idea is reflected in the priority design principles, which explicitly emphasize a need to “minimize impact to neighborhood uses and preserve the neighborhood as much as possible”. Thus, it is crucial that plans for preserved/replacement housing reflect a value and level of commitment equal to that evident in the planning of Smith buildings, and that they are considered in tandem with Smith’s campus expansion plans. Furthermore, if displaced units are unable to be located in the downtown area this development would lead to the reduction of open space surrounding Northampton and increase pollution due to increased automobile traffic.*

2. The campus expansion and neighborhood redevelopment should minimize impact to neighborhood uses and preserve the neighborhood as much as possible (i.e. mixed use neighborhood including residential, mixed use buildings i.e. commercial/residential, pedestrian orientation/walkability, economic diversity).

CANN Comments: *Over the long term, Smith’s plan proposes significant destruction in the area bordered by Green Street, West Street, Belmont Avenue, and Ahwaga Avenue. While it was agreed that mixed-uses should be kept within the neighborhood there is a disagreement among WG participants as to what constitutes preservation of the neighborhood. In general, the two contrasting views that emerged were keeping the neighborhood as it exists or replacing what will be demolished within the remaining portions of the neighborhood via redevelopment or new development. Smith does not agree that retaining residential units proposed for destruction is possible. CANN believes that preservation of existing houses within this area is possible, and proposes that no displacement from the neighborhood should take place.*

3. Incorporate mixed uses along West Street including commercial/residential mixed-use buildings, college buildings, and residential buildings.

- a. Preserve a mixed-use commercial/residential cluster on corner of West/Green St. and extend first floor commercial along West St. to Arnold Ave. Preservation of existing commercial buildings into the commercial cluster is preferred where possible.**
- b. Incorporate upper floor residential in this cluster to create mixed-use buildings, replacement housing, a bridge between the college and the neighborhood, and to preserve neighborhood character.**

c. Encourage a mix of uses that creates a vibrant evening neighborhood environment, creates an interface with the campus, and encourages neighborhood-oriented businesses; i.e., Laundromat, restaurants, convenience store.

CANN Comments: *Since Smith College does not agree to the preservation of the existing retail cluster on the corner of West and Green Streets, south to Arnold Avenue or the location of mixed-use commercial buildings with upper floor residential here, it is difficult to see how this principle will be successfully implemented. We disagree with Smith's assessment that the east side of West Street is "the best site" for development. We strongly support the WG's recommendation that the corner of West and Green Streets is the best area for this kind of mixed use development.*

In addition, Smith misses an important opportunity to create a "vibrant evening neighborhood environment" in the design of their new building (building A). Their contention that including retail or business uses on the ground floor is "infeasible" is not borne out by Massachusetts's Building Code, Northampton zoning ordinances or conventional architectural practices. While a science and engineering building does not typically have retail uses at the ground level, this building retains a unique location within the city of Northampton and creating an original design response that includes a retail use – perhaps on only a portion of the first floor – would be a creative way of enacting one of the primary objectives of the Design Principles.

Future mixed-use structures that are not part of the science and engineering building will require a great deal of coordination. This demonstrates the complex environmental, social and cultural impacts Smith's proposal has on this area of Northampton. CANN believes a strategic plan to include extensive community participation for all future expansion plans should be developed before any building plans are approved.

4. Building A needs to relate/integrate with the neighborhood as a stand-alone structure and in relation to future buildings B & C. Planning documents should be presented to show that the entire science complex and the West Street corridor can be designed along with the engineering and molecular sciences building to ensure that all of the design principles are addressed and that principles relating to Buildings B & C and the West Street corridor are achievable as a second phase of development.

CANN Comments: *CANN does not believe that Smith's preliminary plans to date achieve this principle. Since there has been no attempt to show how Smith's enormous future growth will preserve any of the neighborhood, it is uncertain how this principle will be attained. The current orientation of the proposed science and engineering building is designed to disrupt the neighborhood and destroy four buildings and twenty six residences.*

Relocating the building along Green Street would allow the possibility of commercial uses on the ground floor and allow Green Street to maintain some of its retail character. Additionally, this orientation creates an urban "edge" and helps soften the building's massive size (which will block beneficial passive solar energy from any building located near it) and better integrate it into the neighborhood. The belief held by Smith officials that the placement of the Engineering and Molecular Science Building along Green Street would make the building a structural barrier cannot be verified until the location and extent of future growth is determined.

Other Design Principles

5. Shared Smith/neighborhood parking to meet the parking needs of the neighborhood.

6. Enhance pedestrian safety from the parking garage by traffic calming on West St.

***CANN Comments:** Adequate Parking and pedestrian safety continue to be a major problem in the area for neighborhood residents and businesses. Smith College faculty, staff, and students require collectively about 3,000 parking spaces daily but the college only provides 1,150 parking spaces. Any new construction must address how important these issues are to the residents and to the success of businesses in the neighborhood.*

7. Integrate buildings and landscape design with the campus, streetscape and neighborhood.

a. New buildings placed along West St. should be densely developed and placed to frame the street, enhance the streetscape, and create an urban, pedestrian friendly corridor connecting downtown, the Smith/Green/West St. neighborhood, and the Village at Hospital Hill.

b. Pay particular attention to the campus/neighborhood interface; i.e., porous facades facing public streets as well as inner campus; balance of interior and exterior focus/views; sensitively site and design backside of buildings, dumpsters, loading docks, mechanicals, and parking lots to support the urban corridor and the design principles.

c. Minimize new curb cuts onto public ways; i.e., limit new service access driveways onto West St.

d. Extend pedestrian-focused core campus to the science complex and create pedestrian pathways linking green spaces, buildings, streets, campus, and neighborhood; i.e., retain Arnold Avenue as a logical and well-used pathway.

8. Architectural design and scale of buildings compatible with surrounding buildings

a. Size/scale of buildings similar to other campus buildings.

b. Use of architectural detail to minimize mass, complementary architectural design with surrounding buildings.

c. Height of science buildings should at least match and could exceed the existing heights of the tallest structures on campus.

***CANN Comments:** It is not agreed that Smith's preliminary plans to date successfully integrate these principles. Smith discusses neighborhood and campus integration primarily from the point of view of large buildings on campus. The scale of the residential buildings in the Green Street area is substantially smaller than those referenced. "...Avoiding blank walls, being appropriate to human scale at ground level, avoiding the creation of deep shadows" are all elements of good design, but they are token gestures for a building with a mass and size that is completely out of scale with it's residential neighbors. Re-orienting the engineering building along Green Street (rather than Belmont Avenue) may alleviate this problem by creating an urban scale on a street that is already zoned as a "Neighborhood Business" district.*

Additionally, the architect's goal of "using the landscape as a bridge between the building and its surrounding structures" may be an appropriate strategy for a building located on a bucolic campus and surrounded by natural landscapes, but it is hardly an appropriate gesture for a building that interfaces with smaller scaled residential structures. Such an approach alludes to the placement of emphasis on Smith College buildings, and not the mixed-use neighborhood encouraged by the Design Principles.

Solutions for Housing/Business/City Impacts

- 1. Minimize impact to existing businesses by retaining businesses in the neighborhood to prevent loss of investment/livelihood and to minimize capital costs of relocation; i.e. preserve existing commercial cluster at Green/West St., relocate displaced businesses into this commercial area, provide relocation prior to displacement. For businesses that cannot be relocated in the neighborhood, assist with relocation within Northampton prior to displacement.**

CANN Comments: *See Working Group Conclusions*

- 2. Minimize impact to residential uses and preserve the neighborhood - examine options for replacement housing in the neighborhood; i.e., mixed-use commercial/residential buildings, increased density in residential areas, conversion of Smith buildings and vacant lots to housing use (30 Belmont Ave.).**
- 3. Smith has already committed to provide replacement units walkable to downtown prior to displacement. The City and the Working Group stand ready to continue to work with Smith on the details of the replacement units and to ensure their quality and affordability.**

CANN Comments: *Condo conversions and market forces continue to put affordable housing in Northampton at risk. This is why Smith's plan to drastically reduce the number of rental units is so problematic. Any plan to destroy housing must be accompanied by detailed plans for its replacement. Smith's \$3 million fund to supplement a developer's conversion of existing housing stock is an incomplete gesture. A more concrete and extensive plan must be proposed; location, complete funding sources, type of housing, design documents and construction permits should be in place before any demolition permits are granted.*

It is important to note that transferring tenants to existing rental properties does not alleviate the problem of the net loss of housing units overall. A priority should be placed on preserving existing housing and the construction of new units of housing so as to not reduce the number of housing units now in existence.

- 4. Assist businesses and residents with relocation costs.**

CANN Comments: *See Working Group Conclusions*

5. A commitment to use of local/regional contractors for construction when feasible to support the local economy and local employment. (Smith stated that use of local materials is part of LEED certification review.)

CANN Comments: *See Working Group Conclusions*

6. Create a long-term process with the neighborhood and City for communication and collaboration with Green St. neighborhood as well as other neighborhoods that may receive housing replacement units.

CANN Comments: *See Working Group Conclusions*

7. Negotiate with the Mayor to achieve no net loss in taxable property.

CANN Comments: *The loss of the Green Street neighborhood will have negative tax implications for all of the residents of greater Northampton unless Smith College agrees to a payment in lieu of taxes commitment.*

Solutions for Phasing/Construction Impacts

9. Locate staging areas to minimize impacts to neighborhood.
10. Advance an adequate construction management plan with on-going dialogue with neighborhood – Smith stated they have already hired William A. Barry & Sons of eastern MA who will develop a construction management plan with the neighborhood.
11. Construction management plan should address – hours of operation, noise, truck access, traffic flow, etc.
12. Minimize impacts of traffic flow, delivery access etc. for Bldg. A/Phase I operations.

CANN Comments: *See Working Group Conclusions*

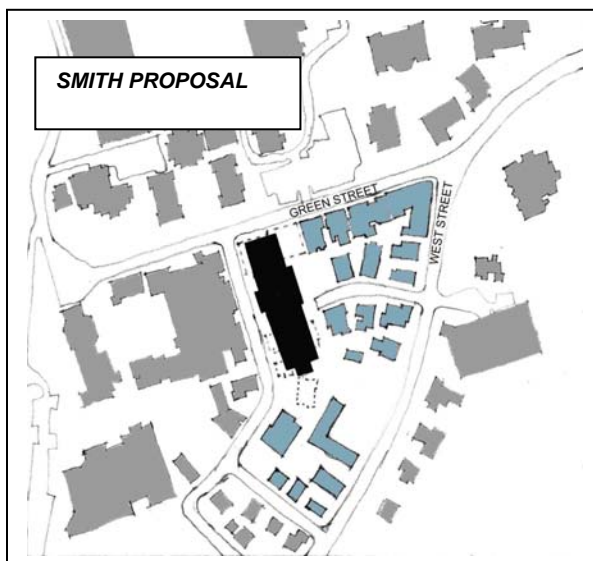
CANN / COALITION FOR AFFORDABLE NORTHAMPTON NEIGHBORHOODS

SMITH COLLEGE ENGINEERING BUILDING ALTERNATIVE PROPOSAL



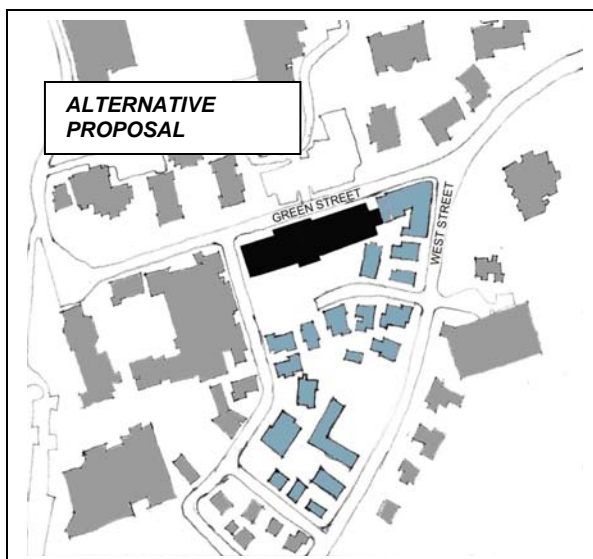
EXISTING NEIGHBORHOOD:

- *mixed use: commercial and residential*
- *human scale*
- *walkable*
- *economic diversity*



SMITH'S PROPOSAL:

- *Due to the building's placement along Belmont Avenue four residential buildings and twenty six units of housing will be displaced.*
- *130,000 square feet engineering building constructed in a residential neighborhood (this building is more than twice the size of Smith's new campus center on Elm Street).*
- *Typically a building of this size and use would not be allowed in this neighborhood, but since Smith is an educational institution it is exempt from*



ALTERNATIVE PROPOSAL:

- *Construction of Smith College Engineering building along Green Street. First floor facing Green Street to be retail and/or commercial. Besides providing for the commercial space that gives Green Street its character, this orientation creates an urban "edge" and helps soften the building's massive size.*
- *No loss of residential units in neighborhood.*
- *Accommodations on Green Street are easily relocated. Smith is considering new housing for ADA students and "HER INC." is constructing a new building on Earle Street.*

APPENDIX F

AFFORDABLE HOUSING REPLACEMENT

Resolution of the Board of Trustees of Smith College

Whereas the College anticipates the demolition of housing in the Green Street area as it expands and develops its science and engineering curriculum and related facilities;

Whereas the College is concerned about maintaining affordable housing in the city of Northampton;

Whereas the College has been participating in the Smith-Northampton Affordability Partnership (SNAP);

Whereas the College and the City of Northampton are committed to developing an advisory committee with members appointed by each to study and review all proposals for affordable housing subsidy requests to ensure that the overall goals of providing affordable housing are met.

Therefore be it resolved that:

- The Board of Trustees supports the work the College has done in cooperation with the city of Northampton and others to develop a structure for a fund to subsidize affordable housing in Northampton. That structure is further described in Schedule 1 and is hereby endorsed by the Trustees.
- While no authorization to commit a specific sum is made at this time, the Trustees are committed to establishing an Affordable Housing Replacement Fund to subsidize affordable housing development. The size of the fund and allocations from the fund will be determined following further study and analysis, consistent with the structure described in Schedule 1, and in the context of the college's financial plan. Allocations from the fund will take into account the advice of an advisory committee appointed by the College and the city of Northampton.

Approved October 25, 2003

AFFORDABLE HOUSING
Resolution of the Board of Trustees of Smith College
Schedule 1

STRUCTURE

1. The College will create an Affordable Housing Development Fund. This fund will exist on paper only, for purposes of keeping track of the amount of the College's commitment of funds to housing replacement and of spending from those funds.
2. The College's contributions to the Fund will recognize the number of housing units of various sizes that the college displaces in the Green/West/Belmont area. The College will determine the amount to be contributed per unit of housing at the time of displacement by considering a combination of factors, including (a) standards set by the Massachusetts Department of Housing and Community Development (DHCD) for unit costs for affordable¹ housing; (b) estimated total development costs for affordable housing as reported in applications submitted to DHCD, to the extent they are available; (c) total development costs for new affordable rental housing in Northampton; (d) the amount of debt the replacement project can reasonably bear while maintaining rents in an affordable range; and (e) the affordability of the displaced housing. The figures in (a) and (b) will be appropriately adjusted for the Northampton housing market. When necessary, the College will develop estimated figures in advance when it believes replacement housing may be constructed before the displacement of existing housing occurs.
3. Contributions by the College of land or other properties for affordable housing will be charged against the Fund at market rates.
4. Any non-profit or for-profit developer may apply to the Fund for project support.
5. In disbursing amounts from the Fund, the College will be advised by a three to five member committee consisting of members appointed by the President and the Mayor. The committee will include members who are actively involved in affordable housing matters in the city.
6. In its advisory role, the committee will assist in developing criteria for the evaluation of proposals. The criteria will include specific matters to be addressed by applicants, such as:
 - a. Displaced tenants: Applicants will address the extent to which the proposed project accommodates tenants who may be displaced from current housing in the Green/West/Belmont area.
 - b. Permanence: Applicants will address the permanence of affordable rent levels, since the College and the community wish to maximize the length of time the units will remain affordable.
 - c. Method of monitoring: Applicants will detail how compliance with the affordability requirement will be monitored.

¹Currently we envision affordability to be defined as households earning 80% or less of area median income for their household size, assuming that no more than 30% of income will be spent on housing. Over time, other definitions of affordability may also be used. For example, we may wish to develop rental units at various levels of affordability for households earning less than 80% of area median income.

- d. Outside funding: Applicants will address their ability to obtain state, federal or private funds to leverage funds from the College, and will indicate the extent of leveraging available.
 - e. Range of rents: Applicants will address the extent to which their project includes rental units aimed at addressing various levels of affordability.
 - f. Range of sizes: Applicants will identify the extent to which their project includes units of the sizes most needed in the city, as specified in the most recent needs assessment available.
 - g. Tax base: Applicants will estimate the incremental annual amount of property tax revenue the project will produce for the city.
7. Within the criteria selected, there will be maximum flexibility in how the funds may be used, so the advisory committee may respond rapidly to opportunities as they arise. All reasonable development expenses, including purchase of land or buildings, initial development costs, and costs of consultants will be eligible as long as a sufficient draft or final project plan is available for review.
8. The College will keep records of progress in the replacement of units and the degree to which leveraging results in the development of additional units beyond those displaced by the College. That information will be available to the advisory committee.